

May 12, 2014

Mr. David J. Hickey
Town Engineer
Engineering Division
Department of Public Works
2 Municipal Way
Wellesley Hills, MA 02481

RE: Proposal for ASTM Environmental Site Assessment
Wellesley College Weston Road Property

Dear Mr. Hickey:

In response to your request, Environmental Partners Group, Inc. (Environmental Partners) is pleased to submit this Scope of Work (SOW) and budget estimate to perform an ASTM Environmental Site Assessment (ESA) at the above referenced property. This ESA includes a site walkover, records review and interviews with local officials.

It is important to note in advance, that our assessment could reveal environmental conditions, which, by law, may require notification to the Massachusetts Department of Environmental Protection (DEP), and possible further assessment or environmental remediation. The Town may need to notify the current owners of the property should such conditions be discovered.

BACKGROUND

The Town of Wellesley (Town) has requested that Environmental Partners conduct an ASTM ESA for a parcel located between Weston Road, Turner Road, and Central Street (Wellesley Assessor Parcel No. 149-5). This work is being performed in support of a potential purchase of the property from the current listed property owner Wellesley College. The site is an approximate 46-acre property, with a one story building on-site, or possibly the remains thereof. According to the Assessor's Card for the parcel, the building was constructed in 1953.

PURPOSE AND SCOPE

The purpose of the proposed work is to conduct an ASTM ESA for 156 Weston Road in Wellesley, MA. The ASTM Standard E1527-05 was used as the guideline for scoping this assessment. The goal of the ESA is to identify, to the extent feasible, adverse environmental conditions, i.e., the presence, or likely presence, of any hazardous substances or petroleum

products (OHM) on the property under conditions that indicate an existing release, past release, or material threat of release of OHM to the ground, or groundwater.

Environmental Partners proposes a scope of services consisting of the following tasks to meet your requirements:

- Task 1: Conduct Database Search and Records Review
- Task 2: Conduct Site Walkover and Municipal Records Review
- Task 3: Prepare Phase I Report

It should be noted that the current SOW is based on limited existing information concerning the property and additional assessment might be required in order to evaluate environmental liabilities.

SCOPE OF WORK

This section includes a description of the SOW to be performed under each task and assumptions and limitations for each task used to prepare the SOW and budget. Environmental Partners will not proceed beyond our authorized SOW without prior written approval from the Town.

Task 1: Conduct Database Search and Records Review at both Local and State Agencies

Environmental Partners will conduct a records review using readily available environmental databases. This review will include the following standard environmental record sources:

- Federal NPL Site list
- Federal CERCLIS list
- Federal RCRA TSD facilities list
- Federal RCRA generators list
- Federal ERNS list
- State Bureau of Waste Site Cleanup sites list
- State landfill/solid waste disposal sites list
- State leaking UST list
- State registered UST list

Environmental Partners will conduct a database review of the above sources in accordance with typical search distances.

Additional environmental records to be reviewed, as available, under this task include:

- Information from the Town and/or the site owner regarding the current and past ownership status, use of the property, and existing environmental conditions (as provided by the Town);
- Building records (as provided by the Town)
- Massachusetts Bureau of Waste Site Cleanup GIS Map
- Fire Department/Health Department/Assessor's Office;
- Current and historical USGS 7.5 Minute Topographic Maps;
- Historical aerial photographs; and
- Sanborn Fire Insurance Maps.

Based on review of the above information, Environmental Partners may seek additional information from federal, state and local agencies by telephone and/or in person as the project budget and schedule permit. Additional information may include review of state and local Town files to further evaluate recognized environmental conditions on and off-site. Environmental Partners will obtain the Town's approval prior to contacting regulatory agencies and identify the agency contacts in the report.

Task 2: Conduct Site Walkover/Interview

Environmental Partners will visit and conduct an initial walk-over of the subject property to assess the present conditions and note obvious evidence of site contamination. Environmental Partners assumes that the Town will obtain approval of the owner to conduct the walkover, and provide a site contact with knowledge of the property and that the site contact will provide any reports or information regarding past and present locations of OHM use, storage, disposal, and release. The site will be traversed and observations made for the presence or evidence of:

- Discernible chemical odors;
- Solid or liquid waste disposal or storage areas;
- Presence of equipment containing PCBs, their status, and condition;
- Waste water discharges, outfalls;
- Presence and history of storage tanks;
- Waste disposal and waste disposal practices;
- The presence of standing water and saturated soil conditions
- Presence and use of pits and sumps.

An asbestos and lead paint survey are not included in this scope of work, however the potential presence of either asbestos or lead will be noted in the report. During this site visit, Environmental Partners will evaluate adjacent properties and neighboring activities for their

potential to contribute to subsurface contamination on the subject properties. This evaluation will be limited to visual observations of the exterior of these properties. Environmental Partners anticipates having one person visit the site. Environmental Partners will document the current condition of the property and adjacent properties with photographs. It is understood by Wellesley that approximately ½ day has been budgeted to conduct an inspection of the 46 acre property; much of this property is heavily wooded. While obvious environmental conditions may be detectable during this time period, the walkover will not constitute an exhaustive assessment, and not every square foot of the property will be observed.

Task 3: Prepare Phase I Report

Environmental Partners will prepare the ESA Report summarizing the results of this investigation. The results will be compiled in tables and figures. The report will also include a recommendation for any additional work that may be required at the site.

SCHEDULE

Environmental Partners will initiate work upon authorization to proceed. Submittal of the report is anticipated to occur within 30 days following authorization to proceed.

BUDGET

The cost for executing this scope of work is \$4,900. Environmental Partners will not perform additional tasks, including laboratory analysis of soil or groundwater samples, without your authorization. This project estimated cost might need to be adjusted if the SOW exceeds the stated assumptions. Only those costs incurred by Environmental Partners will be charged, but they will not exceed the estimated cost without your prior approval.

ADDITIONAL LIMITATIONS

The performance of services by Environmental Partners shall be governed by the terms and conditions of our existing service agreement with the Town and the project specific limitations noted in this proposal. Both are incorporated as part of this proposal.

Lack of knowledge of prior uses may limit our ability to evaluate risks or hazards at the site. In addition, we assume no liability for existing conditions on the site.

To the extent that the services require judgment, there can be no assurance that fully definitive or desired results will be obtained, or that if any results are obtained, they will be supportive of any given course of action. The services may include the application of judgment to scientific principles; to that extent, certain results of this work may be based on subjective interpretation.

Nothing contained in letters of opinion or report(s) shall be construed as a warranty or affirmation by Environmental Partners that the site and property described in the report are suitable collateral for any loan.

The contents of reports or other information provided by Environmental Partners in connection with this proposal shall not be construed as legal advice.

Note: Documents must be updated if services are more than six months old or if Environmental Partners has any reason to believe that conditions at the property have changed or are likely to have changed.

PROPOSAL ACCEPTANCE

If this proposal is acceptable to you, please indicate your agreement by signing in the space provided below and returning the executed copy to us. Upon receipt of the executed agreement, we will commence the performance of approved services described in this proposal. For your convenience, and to expedite the start of your project, you may wish to e-mail or fax your acceptance to us at amp@envpartners.com or (617) 657-0201. If you have any questions or need additional information, please feel free to call us at (617) 657-0200.

Sincerely,



Paul F. Gabriel, P.E., LSP
Principal



Ann Marie Petricca, C.P.G.
Project Manager

Agreed and Accepted By:

Signature

Title

Typed/Printed Name

Date

Encl: Terms and Conditions